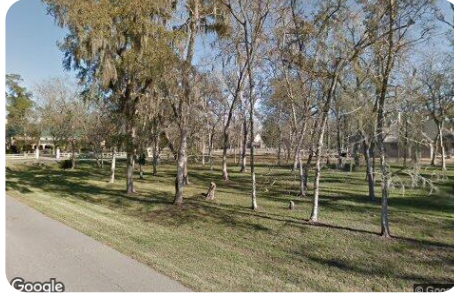


Single Family Residence **RESIDENTIAL**

# 3327 RIVER FOREST DR

RICHMOND, TX 77406

**\$1,041,543** TopHap Estimate · \$287 / ft<sup>2</sup> · confidence 82 · as of Jun 23, 2026



**4**  
BEDS

**4**  
BATHS

**3,626 ft<sup>2</sup>**  
LIVING AREA

**1.4 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**3**  
PARKING

## VALUATION

**\$1M**

\$854K low

\$1.2M high

Est. Owner Equity

**\$0**

Loan-to-Value

**105%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,963 (2025) |
| Assessed Value        | \$967,535       |
| Previous Assessed     | \$967,535       |
| Assessor Market Value | \$967,535       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 1.40                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Outdoor kitchen

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Jul 27, 2020 | Financing | Venders Lien  |       |                    | \$218K |
| Apr 10, 2012 | Financing | Warranty Deed |       |                    | \$200K |
| Dec 15, 2008 | Financing | Venders Lien  |       |                    | \$275K |
| Aug 30, 2007 | Financing | Trustees Deed |       |                    | \$874K |
| Apr 6, 1999  | Financing | Grant Deed    |       |                    | \$50K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Briscoe Junior High School | Middle     | 7–8    | 1.5 mi   |
| Foster High School         | High       | 9–12   | 1.6 mi   |
| Frost Elementary School    | Elementary | KG–5   | 3.4 mi   |

District: Lamar Consolidated Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 77406

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>70,172</b><br>POPULATION | <b>\$136K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|